

## Chapter 20.20

### Definitions\*

#### Sections:

20.20.010	A definitions.
20.20.012	B definitions.
20.20.014	C definitions.
20.20.016	D definitions.
20.20.018	E definitions.
20.20.020	F definitions.
20.20.022	G definitions.
20.20.024	H definitions.
20.20.032	L definitions.
20.20.034	M definitions.
20.20.036	N definitions.
20.20.038	O definitions.
20.20.040	P definitions.
20.20.042	Q definitions.
20.20.044	R definitions.
20.20.046	S definitions.
20.20.048	T definitions.
20.20.050	U definitions.
20.20.052	V definitions.
20.20.054	W definitions.

\*Code reviser's note: Ordinance 238 provided all of the definitions initially set out in this chapter. History notes following definitions indicate amending ordinances only.

#### **20.20.010 A definitions.**

##### Abate

To repair, replace, remove, destroy or otherwise remedy a condition which constitutes a Code Violation by such means, in such a manner, and to such an extent as the Director determines is necessary in the interest of the general health, safety and welfare of the community and the environment. (Ord. 406 § 1, 2006).

##### Adverse Impact

A condition that creates, imposes, aggravates, or leads to inadequate, unsafe, or unhealthy conditions on a site proposed for development or on off-tract property or facilities.

(Ord. 689 § 1 (Exh. A), 2014).

#### **20.20.012 B definitions.**

##### Best Management Practices (BMPs)

A system of practices and management measures that minimize adverse impacts to an identified resource.

##### Biologist

A person who has earned at least a Bachelor of Science degree in the biological sciences from an accredited college or university or who has equivalent educational training and

		experience.
	Bond	A surety bond, cash deposit, escrow account assignment of savings, irrevocable letter of credit or other means acceptable to, or required by, the Director to guarantee work is in compliance with all applicable requirements.
	Buffer	A designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards or a designated area contiguous to a stream or wetland intended to protect the stream or wetland and be an integral part of the stream or wetland ecosystem.
	Buildable Area	The area of a lot remaining after the minimum yard and open space requirements of the Development Code have been met, not including critical areas and their buffers.
<b>20.20.014</b>	<b>C definitions.</b>	
	Certified Arborist	A person or firm with specialized knowledge of the horticultural requirements of trees, certified by the International Society of Arboriculture or the National Arborist Association.
	Clearing	The limbing, pruning, trimming, topping, cutting or removal of vegetation or other organic plant matter by physical, mechanical, chemical or other means.
	Consultant, Qualified	A person who is licensed to practice in the professional field of the requested consultation or who has equivalent educational training and at least four years of professional experience.
	Corridor, Wildlife or Open Space	Wildlife or open space corridor are a series of undeveloped or minimally developed, interconnected public and private lands that supports the successful function of existing natural systems, provide opportunities for passive and active recreation (where appropriate), and enhances opportunities for wildlife mobility.
	Critical Areas	<p>An area with one or more of the following environmental characteristics:</p> <p>A. Geologic hazard areas, included but not limited to:</p> <ol style="list-style-type: none"><li>1. Landslide hazard areas,</li><li>2. Seismic hazard areas, and</li></ol>

- 3. Erosion hazard areas;
- B. Flood hazard areas;
- C. Stream areas;
- D. Aquifer recharge areas;
- E. Wetlands; and
- F. Fish and wildlife habitat conservation areas. (Ord. 398 § 1, 2006; Ord. 352 § 1, 2004).

**20.20.016 D definitions.**

Development

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, clearing, or grading; changes to surface or ground waters; or any use, change of use, or extension of the use of land. (Ord. 324 § 1, 2003).

**20.20.018 E definitions.**

Enhancement

An action which increases the functions and values of a stream, wetland or other sensitive area or buffer.

Erosion

The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep. Also, detachment and movement of soil or rock fragments by water, wind, ice, or gravity. (Ord. 531 § 1 (Exh. 1), 2009).

Erosion Hazard Areas

Those areas in the City of Shoreline underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the USDA Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources. These soils include, but are not limited to, any occurrence of River Wash (Rh) or Coastal Beaches (Cb) and the following when they occur on slopes 15 percent or steeper:

- A. The Alderwood gravely sandy loam (AgD);
- B. The Alderwood and Kitsap soils (AkF);
- C. The Beausite gravely sandy loam (BeD and BeF);

		D. The Kitsap silt loam (KpD);
		E. The Ovall gravely loam (OvD and OvF);
		F. The Ragnar fine sandy loam (RaD); and
		G. The Ragnar-Indianola Association (RdE).
	Excessive Pruning	Pruning more than four years of branch growth, unless necessary to restore the vigor of the tree or to protect life and property.
20.20.020	<b>F definitions.</b>	
	Flood Hazard Areas	Those areas in the city of Shoreline identified as special flood hazard areas and protected areas as defined in Chapter 13.12 SMC, which comprise the regulatory floodplain. (Ord. 641 § 3 (Exh. A), 2012).
20.20.022	<b>G definitions.</b>	
	Geologist	A person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience.
	Geotechnical Engineer	A practicing geotechnical/civil engineer licensed as a professional civil engineer by the State of Washington who has at least four years of professional employment as a geotechnical engineer.
	Grading	Any excavation, filling, removing the duff layer or any combination thereof.
	Groundcover	Living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against erosion.
20.20.024	<b>H definitions.</b>	
	Hazardous Substance	A substance as defined in RCW 70.105.010.
20.20.032	<b>L definitions.</b>	
	Landscape Architect	A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030.
	Landslide	Episodic downslope movement of a mass including, but not limited to, soil, rock or snow.

Landslide Hazard Areas

Those areas in the City of Shoreline subject to severe risks of landslides, including the following:

- A. Any area with a combination of:
  - 1. Slopes steeper than 15 percent;
  - 2. Impermeable soils, such as silt and clay, frequently interceded with granular soils, such as sand and gravel; and
  - 3. Springs or ground water seepage;
- B. Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch;
- C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action;
- D. Any area which shows evidence of or is at risk from snow avalanches; or
- E. Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments.

**20.20.034 M definitions.**

Mitigation

The use of any or all of the following actions listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and

		F. Monitoring the impact and taking appropriate corrective measures.
	Monitoring	Evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data.
20.20.036	<b>N definitions.</b>	
	Native Growth Protection Area (NGPA)	A tract or easement recorded with a City-approved subdivision established for the purposes of protecting vegetation, providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated in the subdivision approval.
	Native Vegetation, Native Plant(s)	A tree, shrub or groundcover plant of a species that is native to western Washington.
	Noxious Weed	Any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the State noxious weed list contained in Chapter 16-750 WAC.
20.20.038	<b>O definitions.</b>	
	Ordinary High Water Mark (OHWM)	The mark found by examining the bed and banks of a stream, lake, or tidal water and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.
20.20.040	<b>P definitions.</b>	
	Protected Tree/Protected Vegetation	A tree or area of understory vegetation identified on an approved tree protection and replacement plan (or other plan determined to be acceptable by the Director) to be retained and protected during construction and/or permanently protected by easement, tract, or covenant restriction. A protected tree may be located outside or within a NGPA, sensitive area or sensitive area buffer.
	Protection Measure	A practice or combination of practices (e.g., construction barriers, protective fencing, tree wells, etc.) used to control construction or development impacts to vegetation that is

	Protective Fencing	approved for protection.  A temporary fence or other structural barrier installed to prevent permitted clearing or construction activity from adversely affecting vegetation which is designated for retention.
<b>20.20.042</b>	<b>Q definitions.</b>  Qualified Professional	  A person with experience, training and competence in the pertinent discipline. A qualified professional must be licensed to practice in the State of Washington in the related professional field, if such field is licensed. If not licensed, a qualified professional must have a national certification in the pertinent field. If national certification in the field does not exist, the minimum qualification should be a bachelor's degree with 10 years of related professional work, or master's degree in the field and three years of related professional work. (Ord. 324 § 1, 2003).
<b>20.20.044</b>	<b>R definitions.</b>  Reasonable Use    Remediation    Restoration	  The minimum use to which a property owner is entitled under applicable State and Federal constitutional provision, including takings and substantive due process. (Ord. 398 § 1, 2006; Ord. 324 § 1, 2003).    To restore a site to a condition that compiles with sensitive area or other regulatory requirements as they existed when the violation occurred; or, for sites that have been degraded under prior ownerships, restore to a condition which does not pose a probable threat to the environment or to the public health, safety or welfare.   Returning a stream, wetland, other sensitive area or any associated buffer to a state in which its stability and functions approach its unaltered state as closely as possible.
<b>20.20.046</b>	<b>S definitions.</b>  Salmonid	  A member of the fish family salmonidae, including:  A. Chinook, coho, chum, sockeye and pink salmon;  B. Rainbow, steelhead and cutthroat salmon;  C. Brown trout;  D. Brook and dolly varden char;  E. Kokanee; and

F. Whitefish.

Seismic Hazard Areas

Those areas in the City of Shoreline subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow ground water table or of other seismically induced settlement.

Site Development Permit

A permit, issued by the City, to develop, redevelop or partially develop a site exclusive of any required building or land use permit. A site development permit may include one or more of the following activities: paving, grading, clearing, tree removal, on-site utility installation, stormwater facilities, walkways, striping, wheelstops or curbing for parking and circulation, landscaping, or restoration. (Ord. 439 § 1, 2006; Ord. 352 § 1, 2004).

Special Use Permit

A permit issued by the City that must be acquired before a special exception use can be constructed.

Steep Slope Hazard Areas

Those areas in the City of Shoreline on slopes 40 percent or steeper within a vertical elevation change of at least 10 feet. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least 10 feet of vertical relief. For the purpose of this definition:

A. The toe of a slope is a distinct topographic break in slope which separates slopes inclined at less than 40 percent from slopes 40 percent or steeper. Where no distinct break exists, the toe of a steep slope is the lower most limit of the area where the ground surface drops 10 feet or more vertically within a horizontal distance of 25 feet; and

B. The top of a slope is a distinct, topographic break in slope which separates slopes inclined at less than 40 percent from slopes 40 percent or steeper. Where no distinct break exists, the top of a steep slope is the upper most limit of the area where the ground surface drops 10 feet or more vertically within a horizontal distance of 25 feet.

Stream Functions

Natural processes performed by streams including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, such as purifying water, acting as recharge and discharge areas for ground water aquifers, moderating surface water and stormwater flows and maintaining the free flowing conveyance of water, sediments and



		other organic matter.
	Streams	Those areas where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction. A channel or bed need not contain water year-round; provided, that there is evidence of at least intermittent flow during years of normal rainfall. (Ord. 398 § 1, 2006).
	Submerged Land	Any land at or below the ordinary high water mark.
	Substantial Development	Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds 50 percent of the fair market value of a property either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.
20.20.048	<b>T definitions.</b> Tree, Hazardous	A tree that is dead, or is so affected by a significant structural defect or disease that falling or failure appears imminent, or a tree that impedes safe vision or traffic flow, or that otherwise currently poses a threat to life or property.
20.20.050	<b>U definitions.</b> Understory Vegetation	Small trees, shrubs, and groundcover plants, growing beneath and shaded by a significant tree which affect and are affected by the soil and hydrology of the area surrounding the significant tree roots.
20.20.052	<b>V definitions</b> Vegetation	Any and all plant life growing at, below or above the soil surface.
20.20.054	<b>W definitions.</b> Wetland Edge	The line delineating the outer edge of a wetland established by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1987, jointly published by the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and the U.S. Soil Conservation Service.
	Wetland Functions	Natural processes performed by wetlands including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, acting as recharge and discharge areas for ground water aquifers and moderating surface water and stormwater flows, as well

	as performing other functions.
Wetland, Forested	A wetland which is characterized by woody vegetation at least 20 feet tall.
Wetland, Isolated	A wetland which has a total size less than 2,500 square feet excluding buffers, which is hydrologically isolated from other wetlands or streams and which does not have permanent open water.
Wetlands	Those areas in Shoreline which are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.